

City of Eau Claire 2003 Development Map and Report



September 30th, 2003



November 20th, 2003



April 5th, 2004

Department of Community Development
Eau Claire, Wisconsin

City of Eau Claire 2003 Development Map and Report



Single Family Residential Home
2534 E Princeton Ave.

Department of Community Development
Eau Claire, Wisconsin

Cover Photo:
RCU Building
200 Riverfront Terrace

2003 DEVELOPMENT MAP AND REPORT

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INTRODUCTION

INTRODUCTION

The 2003 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2003 land development activity for the City as a whole and by sectors of the City which are illustrated on Map 1 and described in an accompanying table. A similar map and report has been prepared since 1980 to provide a record of annual development and to assist in monitoring the growth and development of the City of Eau Claire. In addition, these development maps and reports will be used to evaluate the effectiveness of the City of Eau Claire Comprehensive Plan. It should be noted that the city sector boundaries used in this report were adjusted in 1987 to coincide with U.S. Census tract boundaries. This change enables the comparison of development data with census statistics.

The major components of the report and map include: annexation, zoning changes, subdivisions, building activity, and public infrastructure construction. The following is a brief description of these components:

ANNEXATIONS

The Development Report lists annexation activity by the town from which the land was annexed, the size of the land involved, the population and number of housing units within the area, and the sector in which it is located. The Development Map identifies the annexations approved in 2003 with the capital letter "A" and a subscripted number referring to the table on pg. 1.

REZONINGS

The Development Report lists rezoning activity by what the initial zoning of the property was, what the property was rezoned to, the size of the land involved, and the sector in which it is located. The Development Map identifies the rezonings approved in 2003 with the capital letter "Z" and a subscripted number referring to the table on pgs. 1 and 2.

SUBDIVISIONS

The Development Report lists subdivision activity by subdivision name, size of the area subdivided, number of lots subdivided, zoning of the property, and sector in which it is located. The Development Map identifies the subdivisions approved in 2003 with the capital letter "S" and a subscripted number referring to the table on pg. 2.

BUILDING ACTIVITY

The Development Map displays and the Development Report summarizes building activity for which permits were issued during 2003. In addition, state-owned facilities which are not required to obtain a city building permit prior to construction are added into the values reported for public and semi-public construction occurring in a particular year. In the City of Eau Claire, most of the projects which do not require a building permit are those on the University of Wisconsin-Eau Claire campus.

Following are the criteria for the recording of building permits on the Development Map and in the Development Report.

Residential Construction

Permits for the construction of new housing units have been recorded in three categories: single family, duplex, and multiple family (including townhouses). The Development Map indicates the number of housing units included in each multiple family project. Remodeling projects, alterations or additions to residential structures are not shown on the map or summarized by sector, however, are summarized for the city as a whole on pgs. 2 and 3.

Non-Residential Construction

Permits issued for non-residential construction have been recorded in three categories -- commercial (retail) and office; industrial and warehouse; and public and semi-public (includes all tax-exempt property, major UW-EC projects which did not require a permit and utilities). The non-residential construction tabulations include both new construction and remodeling; however, projects having a value of less than \$10,000 (typically, minor alterations) are not shown on the map or summarized by sector, however, are summarized for the city as a whole on pgs. 2 and 3.

Demolitions

All permits for the demolition of structures which were issued during 2003 are included in the Report along with the number of dwelling units lost through the demolition of residential structures.

PUBLIC INFRASTRUCTURE CONSTRUCTION

Street Construction

The Development Map and Report contain information on major street improvements completed during 2003. The Development Report separates these improvements into street construction (i.e., new streets) and reconstruction. The improvements are also tabulated based upon the City's Functional Classification system, so that total mileage is reported for each of the four types of streets -- principal arterial, minor arterial, collector and local.

Utilities Construction

Major utilities construction -- both new and replacement -- is included in the Development Map and Report. These figures show linear feet of construction for sanitary sewer, water and storm sewer lines. Not included are projects which only extend service or coverage to individual properties. Work which was completed during 2003 is displayed.

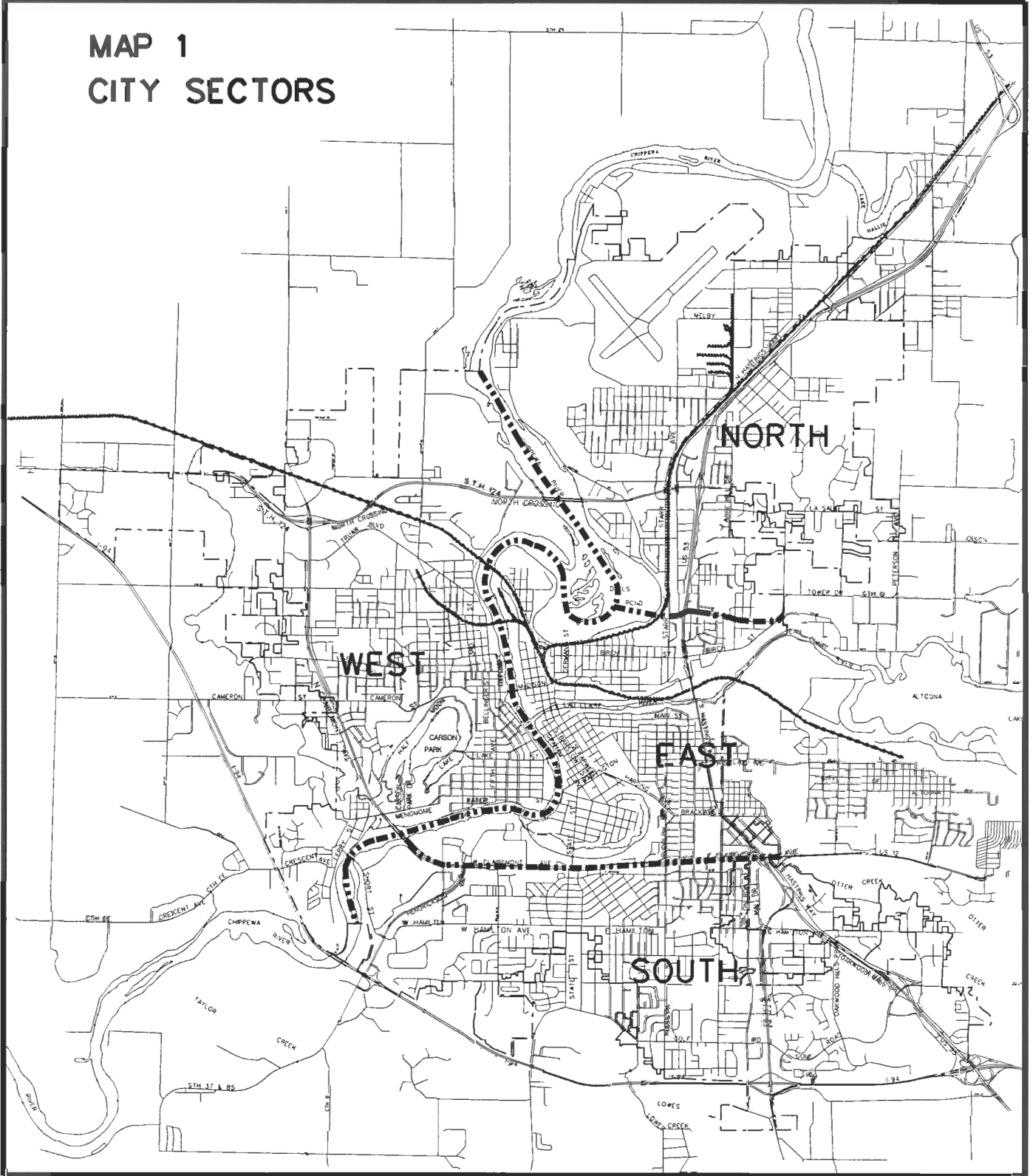
Finally, the Development Report is organized into four parts. Part I summarizes land development activity for the city as a whole and for each of the four sectors of the city. Part I also provides a general summary of building activity for the city as a whole, including a listing of major building projects (value of \$100,000 or more) for which building permits were issued in 2003. Part II provides a brief overview of the City's development activity since 1990. Part III reports how well growth and development activity in 2003 in the City of Eau Claire has complied with the Land Use Plan which is an element of the City's Comprehensive Plan. Part IV contains current estimates of population and number of housing units in the city. Development activity (particularly annexations, subdivisions, residential building permits and demolition permits) is used to keep population and housing unit figures current.

As did previous reports, this report reflects the adoption of the Land Use Plan element of the City's Comprehensive Plan, and the intention that land use and development decisions be made in accordance with the Comprehensive Plan. The Development Map and Report will help the City annually monitor its compliance with the Comprehensive Plan, by becoming a more accurate and detailed record of development activity and population growth for the City of Eau Claire.

DESCRIPTION OF CITY SECTORS

- NORTH:** Land east of the Chippewa River and north of a line created by Seymour Road extended, Seymour Road, N. Shore Drive, N. Shore Drive extended and the Eau Claire River.
- SOUTH:** Land east of the Chippewa River and south of Clairemont Avenue and Highway 12.
- EAST:** Land south of Seymour Road extended, Seymour Road, N. Shore Drive, N. Shore Drive extended, and the Eau Claire River and which is east of the Chippewa River and north of Clairemont Avenue.
- WEST:** Land located west of the Chippewa River.

MAP 1 CITY SECTORS



PART I

DEVELOPMENT
ACTIVITY
FOR 2003

I. ANNEXATIONS

<u>Map #</u>	<u>Sector</u>	<u>Town</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area Annexed (acres)</u>
1	North	Seymour	0	1	.75
2	South	Washington	7	1	1.25
3	South	Washington	2	1	.35
4	South	Washington	2	1	1.8
5	South	Washington	0	0	89.6
6	South	Washington	3	1	.9
7	West	Union	0	0	10.6
8	West	Wheaton	<u>0</u>	<u>0</u>	<u>72.4</u>
Total			14	5	177.65

II. REZONINGS

<u>Map #</u>	<u>Sector</u>	<u>Previous District</u>	<u>New District</u>	<u>Area Rezoned (acres)</u>
1	North	C-1	R-1	.8
2	North	TR-1A	R-1A	2.9
3	North	TR-1A	R-1A	1.6
4	North	TR-1A	R-1A	6.7
5	North	TR-1	R-1	2
6	East	CBD	P	8.4
7	South	R-3	R-1	13.8
8	South	TR-1	R-1	10.6
9	South	TR-1A & R-3P	R-1 & R-2P	6.1
10	South	TR-1A	R-1	5.3
11	South	TR-1	R-1	4.1
12	South	TR-1	R-1	1.2
13	South	TR-1A	R-1A	15
14	South	TR-1A	C-2P	.7
15	South	TR-1A	C-3P	4.8
16	South	TR-1A	P	63.2
17	South	TR-1	R-1P, R-3P, C-3P	143.8
18	South	C-2	R-2P	2.2
19	South	R-1	R-1P	3.8
20	South	TR-1	R-1	.5
21	South	C-1A	R-3P	5.4

<u>Map #</u>	<u>Sector</u>	<u>Previous District</u>	<u>New District</u>	<u>Area Rezoned (acres)</u>
22	West	C-2	C-2P	.5
23	West	C-2 & R-2	C-2P	.1
24	West	TR-1A	R-1	2.5
25	West	TR-1	R-1	1.2
26	West	R-1	C-2P	.3
27	West	R-2	C-3P	.6
28	West	TR-1A	R-1	1.7
29	West	C-2	C-3P	5.2
30	West	TP & P	R-1, R-3P	20.2
31	West	P	R-1	.3
32	West	R-3P	R-3P Amd.	21.8
33	West	T & TR-1A	P, R-1, R-2P, R-3P, C-3P	240
34	West	Floodplain	Remove from floodplain	5.5
35	West	TR-1A	I-1P	<u>300.1</u>
Total				902.9

III. SUBDIVISIONS

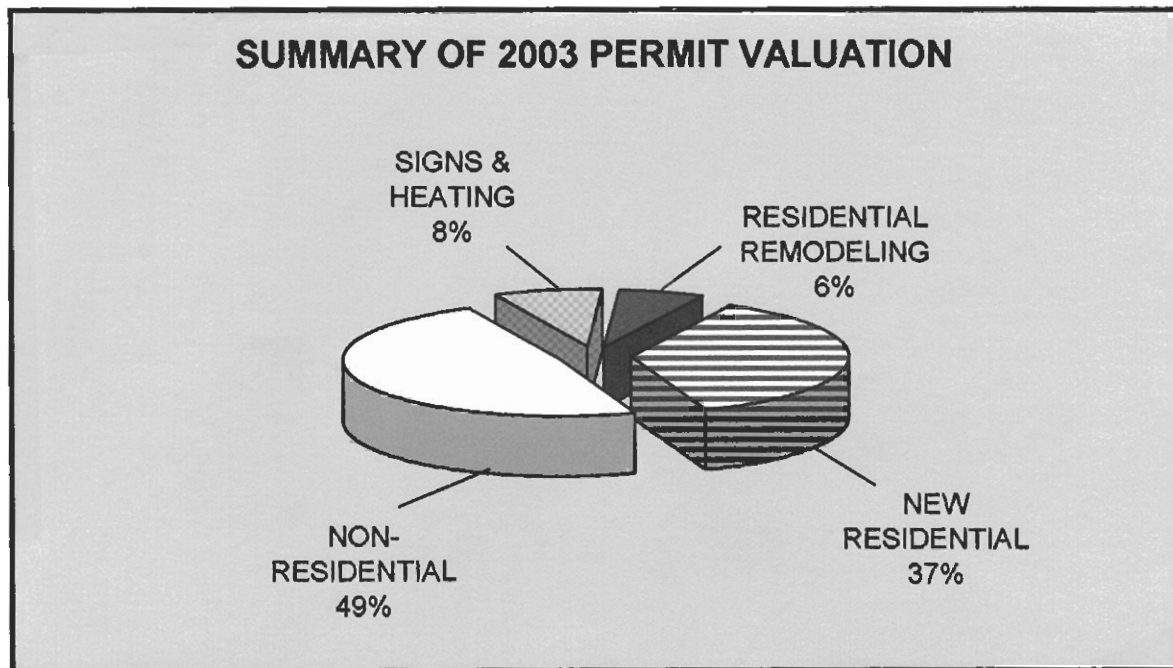
<u>Map #</u>	<u>Sector</u>	<u>Name</u>	<u>Area Subdivided (acres)</u>	<u>No. of Lots</u>	<u>Zoning</u>
1	North	Princeton Valley Condos	2	4	R-3
2	North	Countryside Estates III	2	6	R-1
3	South	South Point Shopping Center	19	3	C-3
4	South	Watton Acres	6	18	R-1
5	South	Springfield Subdivision	9	31	R-2P, R-1
6	South	Quail Ridge	11	18	R-3P, R-1
7	South	Northwinds Park	8	50	R-3P
8	South	Oakwood Hills 6th Addition	33	53	R-3, R-1
9	South	Putnam Glen Condo Plat	5	26	R-3
10	West	Skyline West Addition	28	52	R-1, R-2
11	West	Sherman Estates	9.4	18	R-1
12	West	Hoyem Acres 4th Addition	3	11	R-1
13	West	Hoyem Acres 5th Addition	21	49	R-1
14	West	Sun Rae Mesa 1st Addition	<u>18.5</u>	<u>32</u>	R-1
Total			174.9	371	

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

<u>Type</u>	<u>No. of Permits</u>	<u>Valuation (\$)</u>
New Residential		
single family	252	36,630,650
duplex	19	3,080,000
multiple family	10	3,330,000
Residential Alterations	858	6,828,958
Residential Accessory Structures	132	707,874
Non-Residential (projects \$10,000 or more)	130	54,344,274
Mis. Non-Residential Additions & Remodeling	51	2,280,149
Signs	133	777,717
Heating	1,134	8,946,637
Total	2,719	116,926,259



2. Building Demolition Permits

<u>Type</u>	<u># of Permits</u>	
	<u>Principal Structure</u>	<u>Accessory Structure</u>
Residential	12*	6
Commercial	7	0
Industrial	<u>0</u>	<u>0</u>
Total	19	6

*Included the demolition of 14 dwelling units.

3. Conditional Permits

<u>Type</u>	<u># of Permits</u>
Plumbing	950
Electrical	981
Mechanical-HVAC	1,134
Sign	133
Plan Examinations:	
building	51
plumbing	50
Special Inspections	63
Zoning Appeals	4
Conditional Use Permits	36
Site Plan Review	58

4. Non-Residential Construction Projects (\$100,000 or more in value)

Commercial/Office (34 Projects)

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Royal Credit Union 200 Riverfront Terrace	new office building	East	\$8,500,000
Festival Foods 3007 Mall Drive	new supermarket	South	4,000,000
Grandstay Hotel 5310 Prill Road	new hotel	South	2,900,000
SBC/Ameritech 304 S. Dewey Street	alt. to exterior facade	East	1,500,000
HOM Furniture 2921 Mall Drive	additions & remodel	South	1,500,000
Sam's Club 4001 Gateway Drive	alterations	South	1,398,000
GNI of Paddock Lake LLC 1106 W. Clairemont Ave.	new retail building	East	1,300,000
JLR Development LLC 4210 Southtowne Drive	new medical office bldg.	South	1,236,000
Bothun Automotive 3214 Mall Drive	new building	South	1,100,000
Arrowhead Properties LLC 4237 Southtowne Drive	new office building	South	925,000
North Central Crop Insurance 1825 N. Clairemont Ave.	addition & alteration	West	920,000
Bostons Restaurant 1920 S. Hastings Way	new restaurant	East	911,000
Buffalo Wild Wings 4612 Keystone Crossing	new restaurant	South	870,000
Goldridge Group 2403 Folsom Street	new office building	West	822,000

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Machgan, Tom & Kris 3522 Oakwood Hills Pkwy.	new office building	South	616,000
Menards, Inc 3210 N. Clairemont Avenue	alteration	West	555,000
Midelfort Clinic 733 W. Clairemont Avenue	alteration	South	540,000
Chippewa Valley Council Boy Scouts 710 S. Hastings Way	addition & remodel	East	440,000
Wal-Mart 3915 Gateway Drive	remove & replace roof	South	395,254
Midelfort Clinic 733 W. Clairemont Avenue	remodel lab	South	300,000
Larmun LLP 2911 Mall Drive	alterations	South	275,000
HOM Furniture 2921 Mall Drive	addition of loading dock	South	250,000
Powertex 5651 Hwy. 93	addition & alteration	South	250,000
Midelfort Clinic 733 W. Clairemont Avenue	alteration	South	240,000
WRPR Building LLP 3624 Oakwood Hills Pkwy.	addition	South	200,000
Bugher, David 1021 Regis Court	remodel	East	150,000
Shopko 955 W. Clairemont Avenue	interior alterations	South	150,000
Keystone Corporation 3430 S. Oakwood Mall Dr.	interior alterations	South	138,000
J. H. Larson 2650 Western Avenue	interior remodeling	North	136,000

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
General Growth 4800 Golf Rd. #338	alteration	South	110,000
Arrowhead Properties LLC 4257 Southtowne Drive	alteration	South	103,000
LCG Enterprises LLC 511 N. Clairemont Avenue	exterior alteration	West	100,000
Lyman Lumber 1600 Western Avenue	add. & alt. of office/warehouse	North	100,000
Shopko 955 W. Clairemont Avenue	alt. to pharmacy	South	100,000

Industrial/Warehouse (11 Projects)

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Menards, Inc. 3210 N. Clairemont Avenue	new warehouse	West	700,000
Crandell Moving & Storage 2726 Mondovi Road	4 new warehouses	South	490,000
American Ice 2234 Sunset Drive	2 additions	West	385,000
Nestle USA, Inc. 1200 Nestle Avenue	alt. & remodel control room	West	350,000
R. K. Future LLC 4711 Anderson Drive	new office/warehouse	North	316,000
Concrete Land Co. LLC 2080 Truax Blvd.	new building shell	West	280,000
Madden, Ralph 3007 Mondovi Road	warehouse addition	South	210,000
Madden, Ralph 3013 Mondovi Road	warehouse addition	South	135,000
Drescher, Leonard 2603 Mondovi Road	new mini-warehouse	South	113,810

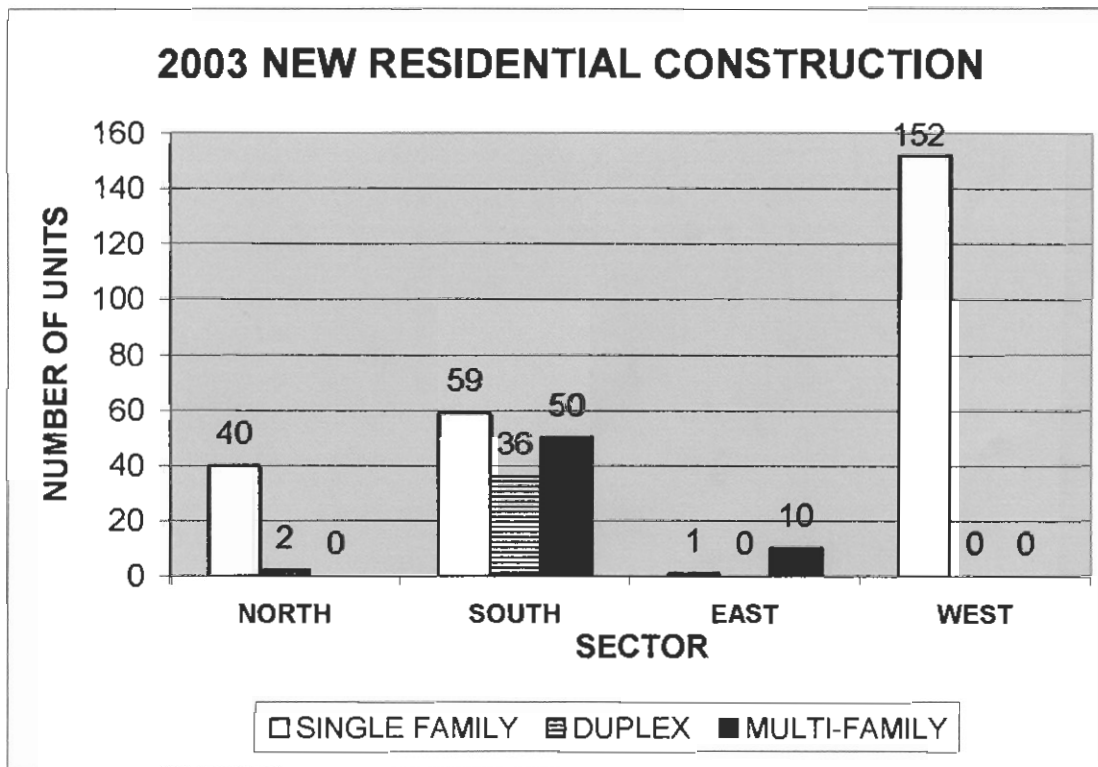
<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value(\$)</u>
Drescher, Leonard, 2603 Mondovi Road	new mini-warehouse	South	103,680

Public/Semi-Public (14 Projects)

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value(\$)</u>
CVTC 615 W. Clairemont Avenue	add. of Health Ed. Center	South	9,500,000
Sacred Heart Hospital 900 W. Clairemont Avenue	medical Oncology add/remodel	East	2,721,000
First Congregational Church 310 Broadway Street	remodel Ingram Hall	West	800,000
Luther/Mayo Health Services 1221 Whipple Street	alteration	West	600,000
St. Olaf Catholic Church 3220 Monroe Street	addition	North	400,000
St. Marks Lutheran Church 3307 State Street	add. of 2 classrooms	South	266,494
UW-Eau Claire 105 Garfield Avenue	alteration	East	263,942
Luther/Mayo Health Services 1400 Bellinger Street	remodel endocrinology/urology	West	225,000
UW-Eau Claire 105 Garfield Avenue	classroom renovation	East	169,700
Luther/Mayo Health Services 1221 Whipple Street	remodel/expand computer lab	West	150,000
Luther/Mayo Health Services 1221 Whipple Street	remodel CT scan room	West	135,000
Luther/Mayo Health Services 1221 Whipple Street	remodel microbiology/transfusion lab	West	130,000
LDS Church Real Estate 3335 Stein Blvd.	interior remodel	South	119,710
Calvary Cemetery Association 3420 Frontage Road	new structure	South	114,000

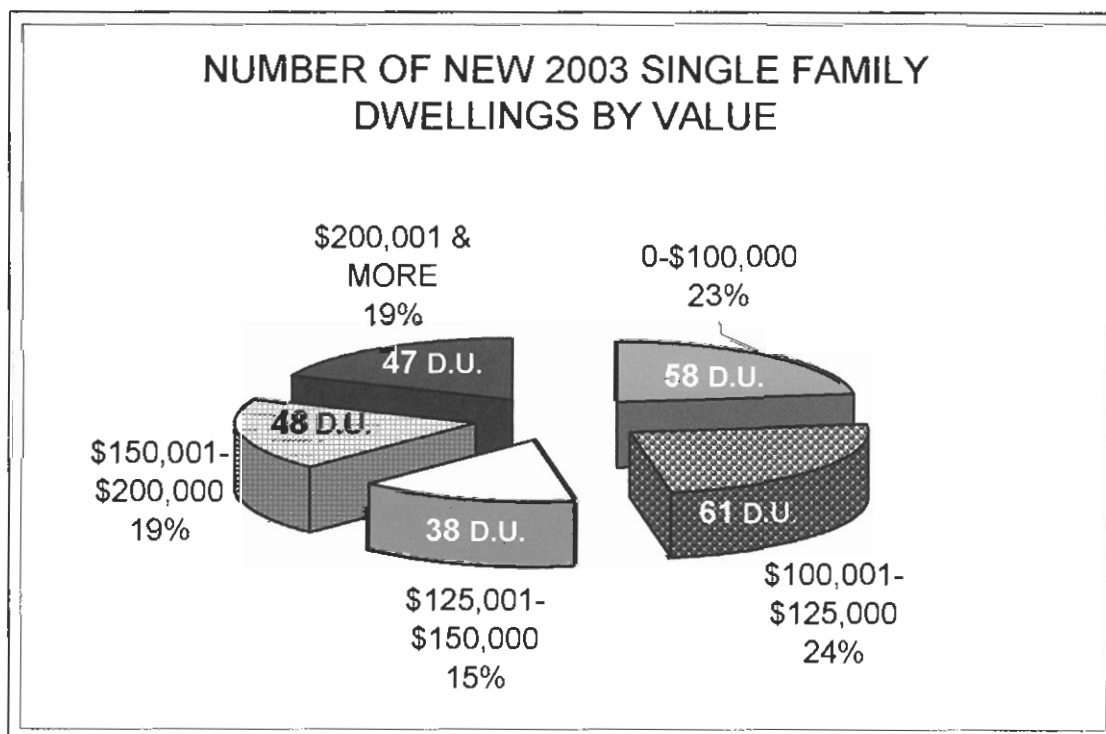
B. New Residential Construction - City of Eau Claire

<u>Sector</u>	<u># of Units</u>			<u>Total</u>
	<u>Single Family</u>	<u>Duplex</u>	<u>Multi-Family</u>	
North	40	2	0	42
South	59	36	50	145
East	1	0	10	11
West	<u>152</u>	<u>0</u>	<u>0</u>	<u>152</u>
Total	252	38	60	350



Valuation (\$)

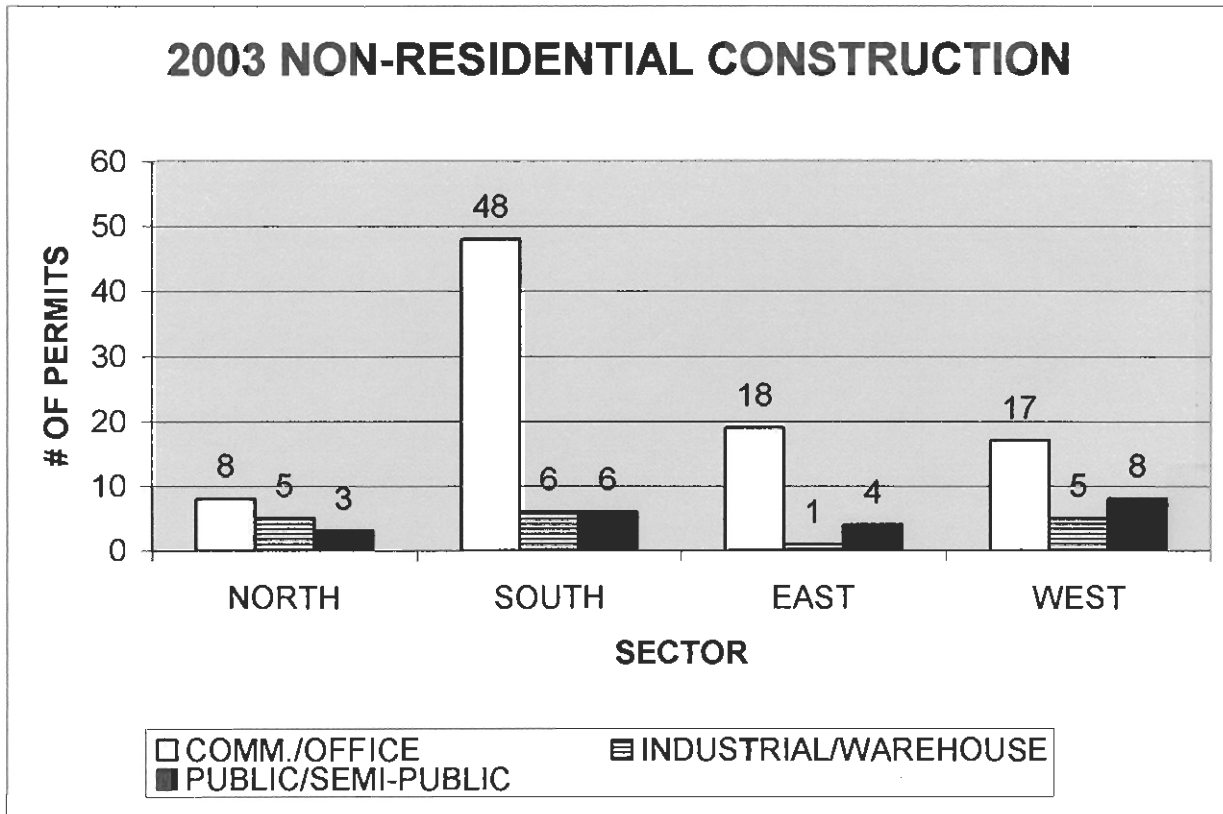
<u>Sector</u>	<u>Single Family</u>	<u>Duplex</u>	<u>Multi-Family</u>	<u>Total</u>
North	5,665,000	420,000	0	6,085,000
South	7,380,255	2,660,000	3,080,000	13,120,255
East	150,000	0	250,000	400,000
West	<u>23,435,395</u>	<u>0</u>	<u>0</u>	<u>23,435,395</u>
Total	36,630,650	3,080,000	3,330,000	43,040,650



C. Non-Residential Construction (projects \$10,000 or more in value) - City of Eau Claire

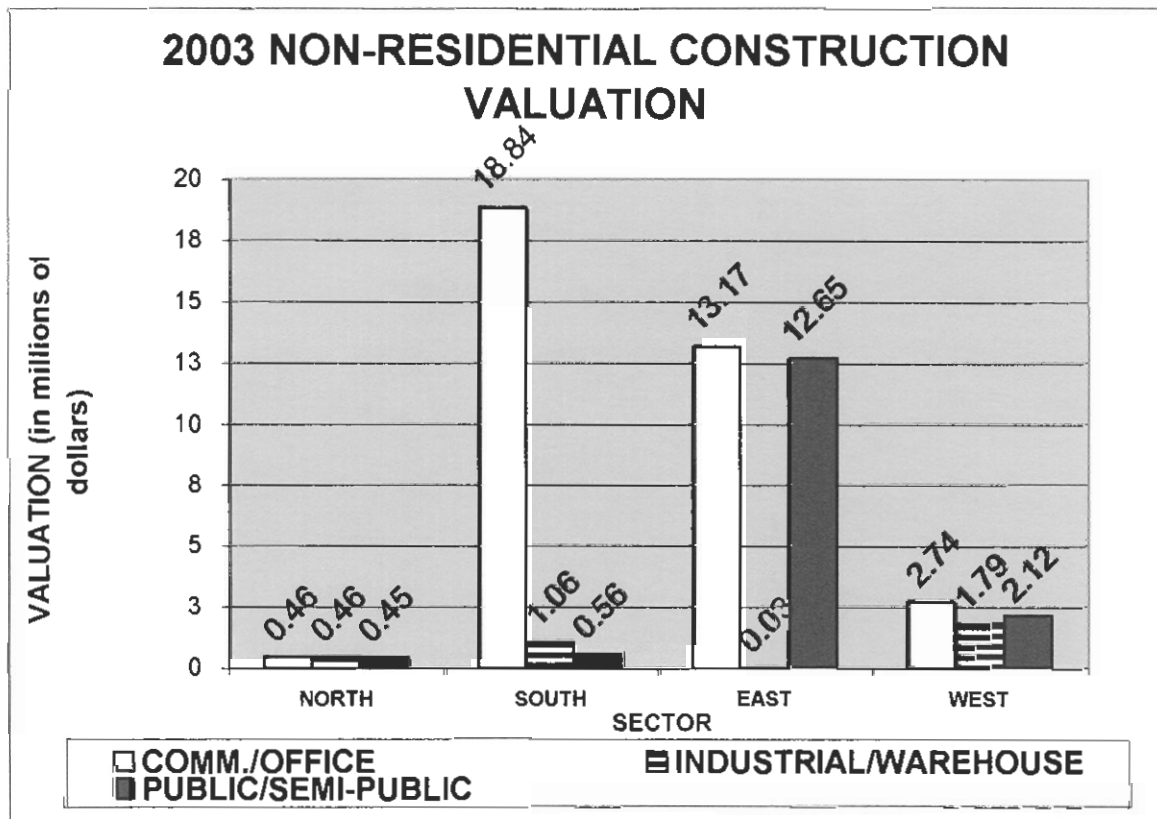
of Permits

<u>Sector</u>	<u>Comm./Office</u>	<u>Industrial/Warehouse</u>	<u>Public/Semi-Public</u>	<u>Total</u>
North	8	5	3	16
South	48	6	6	60
East	19	1	4	24
West	17	5	8	30
Total	92	17	21	130



Valuation (\$)

<u>Sector</u>	<u>Comm./Office</u>	<u>Industrial/Warehouse</u>	<u>Public/Semi-Public</u>	<u>Total</u>
North	463,000	461,200	450,000	1,374,200
South	18,843,457	1,064,490	561,779	20,469,726
East	13,170,600	25,000	12,654,642	25,850,242
West	<u>2,737,156</u>	<u>1,790,000</u>	<u>2,122,950</u>	<u>6,650,106</u>
Total	35,214,213	3,340,690	15,789,371	54,344,274



V. PUBLIC INFRASTRUCTURE

A. Streets

1. New Construction (miles)

Sector

Classification	North	South	East	West	Total
Principal Arterial	0	0	0	0	0
Minor Arterial	0	0	0	0	0
Collector	0	0	0	0	0
Local	.29	1.73	0	.66	2.68
Total	.29	1.73	0	.66	2.68

2. Reconstruction (miles)

Sector

Classification	North	South	East	West	Total
Principal Arterial	0	0	0	0	0
Minor Arterial	.05	.49	1.28	.42	2.24
Collector	1.47	0	.12	.27	1.86
Local	.47	.1	.59	3	4.16
Total	1.99	.59	1.99	3.69	8.26

B. Utility Construction (miles)

Sector

Classification	North	South	East	West	Total
Sanitary Sewer	.69	2.32	1.89	2.49	7.39
Water	.03	2.60	2.44	2.81	7.88
Storm Sewer	.39	1.45	.21	3.28	5.33
Total	1.11	6.37	4.54	8.58	20.60

PART II

OVERVIEW OF DEVELOPMENT INFORMATION SINCE 1990

OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1990

I. ANNEXATION

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total Number	14	8	4*	13	8	18	21*	16	17	6	10*	7	15	8
Total Area (acres)	346.9	96.1	(56.2)	120.8	79.6	296.1	288	172.7	75.8	254.9	4.7	122.8	223.2	177.7
Population	151	22	(29)	66	121	192	26	17	15	443	12	14	19	14
Sq. Mi. of City at Year End (minus any detachments)	29.83	29.96	29.87	30.07	30.19	30.83	31.30	31.57	31.69	32.09	32.10	32.29	32.65	32.93

*Includes detachment

NOTE: Adjustment in sq. mi. made in 2003 based on computer calculation of city area. Areas for previous years back to 1990 were also adjusted.

II. REZONINGS

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total Number	43	7	18	22	31	29	34	34	34	33	33	27	29	35
Total Area (acres)	913.5	43.0	313.0	113.3	314.8	408.55	536.7	320.0	164.9	280.7	314.9	196.5	200.0	902.9

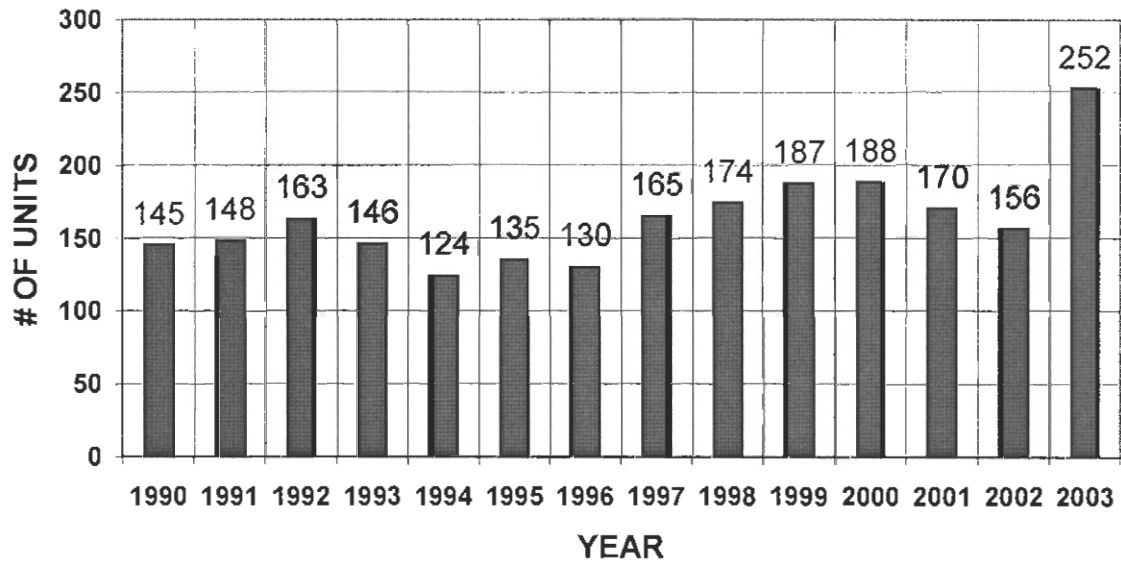
III. SUBDIVISIONS

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total Number	3	1	5	5	3	7	8	7	7	7	7	6	10	14
Total Area (acres)	64.9	16.6	147.3	29.3	42.6	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9
No. of Lots	42	40	91	61	81	72	227	84	291	202	72	50	260	371

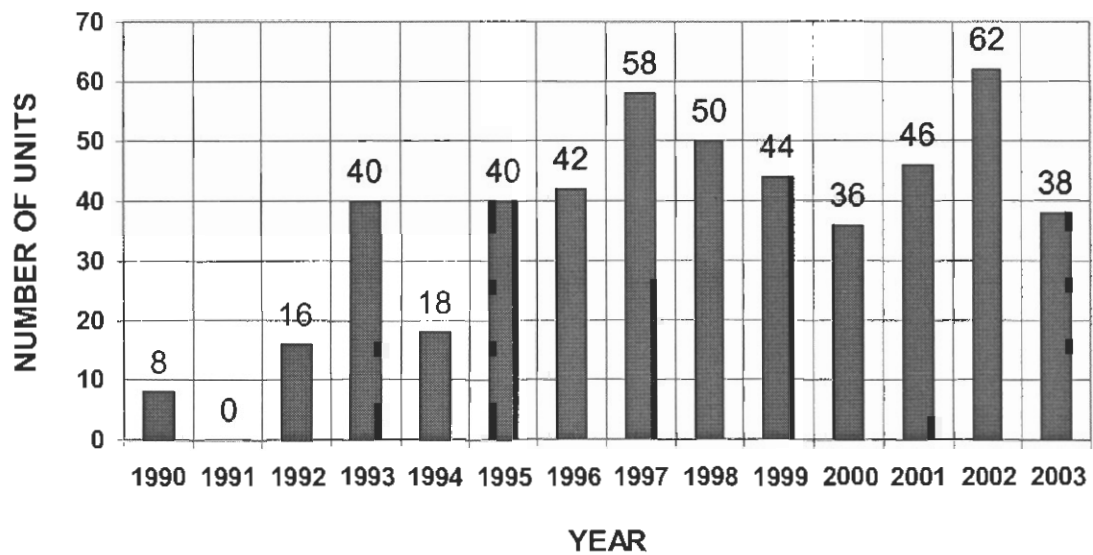
IV. BUILDING CONSTRUCTION (No. of Units)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Single Family	145	148	163	146	124	135	130	165	174	187	188	170	156	252
Duplex	8	0	16	40	18	40	42	58	50	44	36	46	62	38
Multiple Family	75	72	159	127	113	205	254	259	207	159	269	273	411	60
Total	228	220	338	313	255	380	426	482	431	390	493	489	629	350

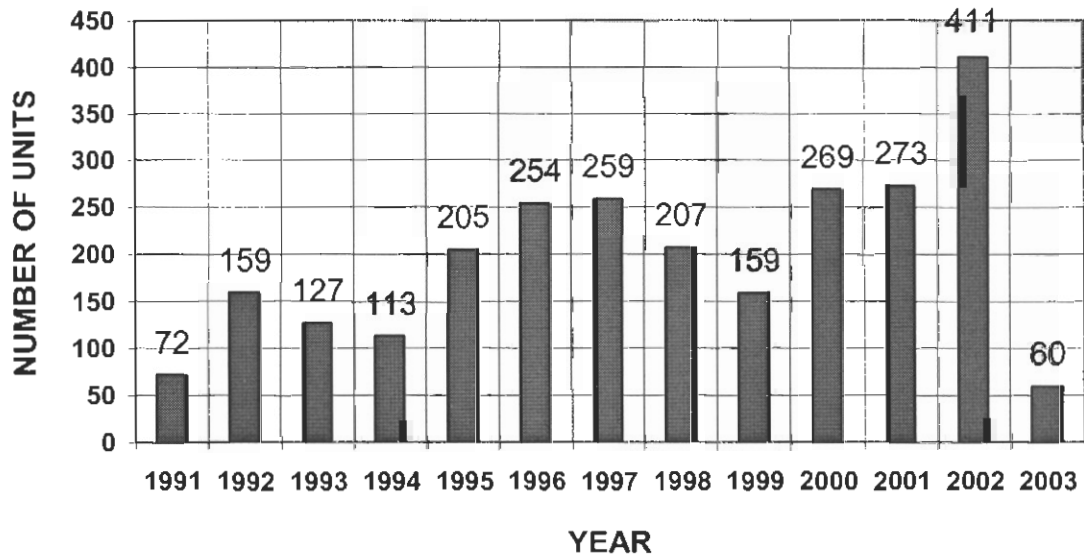
SINGLE FAMILY CONSTRUCTION



DUPLEX CONSTRUCTION



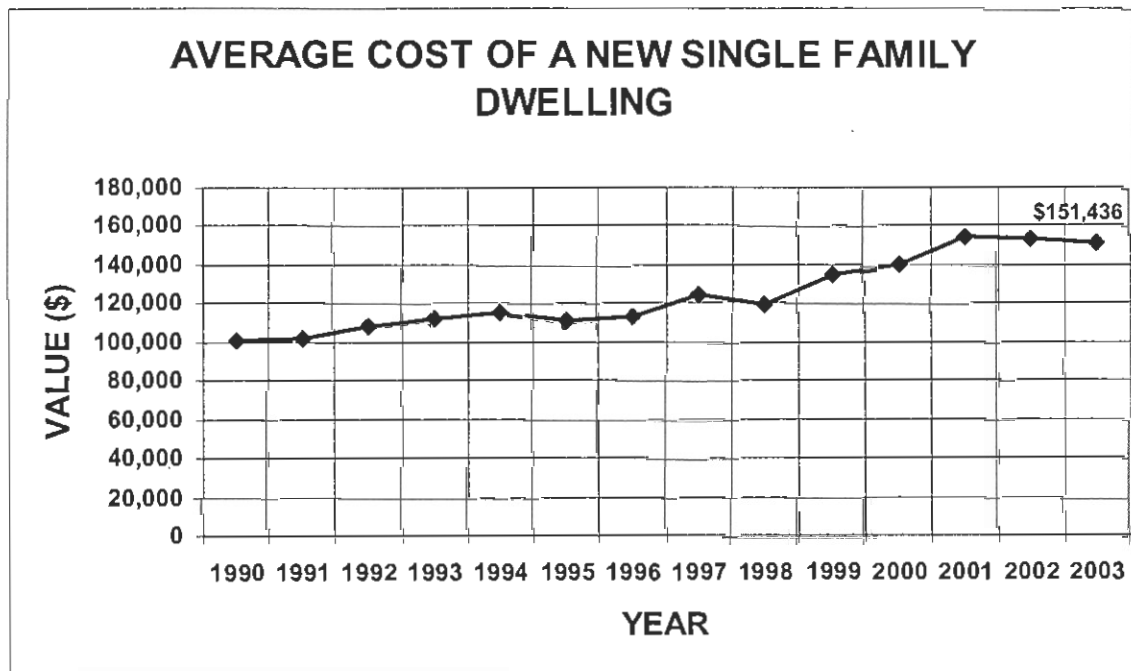
MULTIPLE FAMILY CONSTRUCTION



SINGLE-FAMILY HOUSING COSTS

<u>YEAR</u>	<u>AVERAGE PRICE FOR A NEW HOME</u>	<u>AVERAGE SALES PRICE FOR A NEW & EXISTING HOME*</u>
1990	100,595	55,800
1991	102,243	63,226
1992	108,510	63,632
1993	111,961	71,755
1994	115,298	73,560
1995	111,359	81,806
1996	113,067	84,960
1997	124,305	91,812
1998	119,436	97,896
1999	134,629	103,996
2000	140,168	117,784
2001	154,721	120,261
2002	153,088	125,253
2003	151,436	127,074

*Source: Eau Claire-Chippewa Board of Realtors (includes new and existing single-family homes sold through a realtor).



B. Non-Residential Construction (projects \$10,000 and more)

#OF PERMITS/VALUATION (\$)

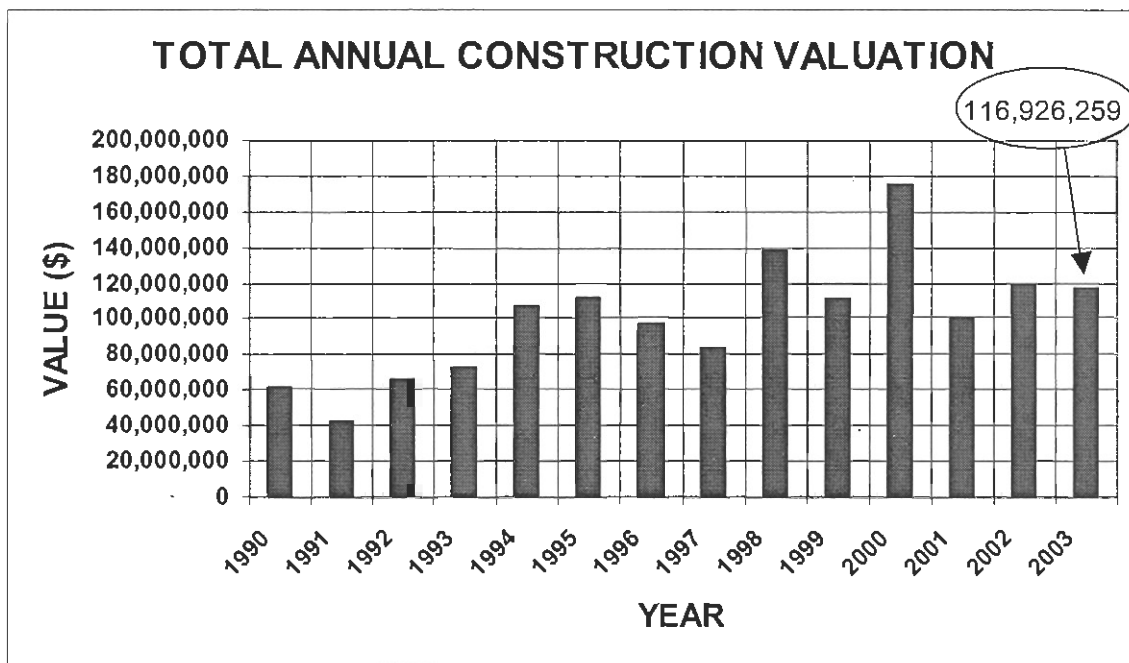
<u>YEAR</u>	<u>COM./OFFICE</u>	<u>IND./WAREHOUSE</u>	<u>PUB./SEMI-PUBLIC</u>
1990	58/20,864,079	22/4,763,450	26/7,551,022
1991	72/7,965,274	14/2,485,072	24/7,014,262
1992	80/11,631,331	25/14,040,249	21/6,273,214
1993	82/10,512,481	28/7,818,800	41/20,130,410
1994	107/20,865,586	31/14,892,437	31/36,799,392
1995	112/27,401,403	40/30,173,416	32/14,534,759
1996	93/11,675,007	26/28,226,912	27/8,808,747
1997	92/18,360,629	28/7,984,674	28/7,191,625
1998	111/36,441,167	36/12,796,923	28/36,463,248
1999	70/25,133,384	40/20,051,884	28/7,902,137
2000	116/23,801,407	29/43,378,629	36/40,135,568
2001	90/21,249,147	29/3,874,250	36/11,752,094
2002	77/14,488,984	23/6,041,780	25/43,316,226
2003	92/35,214,213	17/3,340,690	21/15,789,371

C. Total Valuation

TOTAL CONSTRUCTION VALUATION

<u>YEAR</u>	<u>VALUE(\$)</u>
1990	60,989,951
1991	42,514,393
1992	66,211,944
1993	73,024,616
1994	106,938,693
1995	112,060,373
1996	96,900,792
1997	83,856,020
1998	138,979,694
1999	112,124,357
2000	175,551,200*
2001	100,375,034
2002	119,433,514
2003	116,926,259

*Note: This is an all-time record for the City!



V. PUBLIC INFRASTRUCTURE

A. Streets - New Construction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Principal Arterial	0	0	0	5.90	0	0	0	0	0	0	0	0	0	0
Minor Arterial	0	0	1.41	0	0	.16	0	0	0	.13	0	0	0	0
Collector	.16	.13	.19	0	1.76	2.30	0	.42	.09	.71	0	0	0	0
Local	2.61	1.00	3.33	.78	1.57	1.03	2.14	1.39	3.5	3.47	2.41	2.75	1.16	2.68
Total	2.77	1.13	4.93	6.68	3.33	3.49	2.14	1.81	3.59	4.31	2.41	2.75	1.16	2.68

B. Streets - Reconstruction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Principal Arterial	0	2.13	.39	.65	0	2.69	1.25	0	3.02	.79	1.06	0	.58	0
Minor Arterial	1.04	1.24	.96	2.85	2.36	.54	1.73	3.40	1.32	.85	1.20	0	.86	2.24
Collector	1.30	1.25	2.13	1.68	.24	2.60	2.55	1.75	.74	2.12	.16	1.80	.35	1.86
Local	6.17	4.97	4.28	3.35	5.76	6.89	5.53	6.05	3.8	8.91	8.64	6.13	12.37	4.16
Total	8.51	9.59	7.76	8.53	8.36	12.72	11.06	11.20	8.88	12.67	11.06	7.93	14.16	8.26

C. Utility Construction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000*	2001*	2002	2003
Sanitary Sewer	3.34	2.60	3.36	2.61	6.15	4.09	4.27	8.81	5.25	5.94	2.11	5.83	6.16	7.39
Water	3.96	3.03	3.77	1.52	5.90	4.68	3.03	5.55	6.67	6.71	3.22	5.19	3.5	7.88
Storm Sewer	3.51	2.17	1.34	2.10	4.55	2.17	2.13	2.70	3.91	5.55	2.32	1.80	4.21	5.33
Total	10.81	7.80	8.47	6.23	16.60	10.94	9.43	17.06	15.83	18.20	7.65	12.83	13.87	20.60

*Excludes privately financed utilities.

PART III

IMPLEMENTATION OF COMPREHENSIVE PLAN

The Annual Development Map and Report have two primary purposes. The first is to report the year's development activity for the city and provide comparisons to development activity from previous years. Secondly, the report aids the City in implementing the City's Comprehensive Plan. This section of the report deals specifically with tracking how well the City's growth and development in any particular year achieves the goals of the plan.

The Comprehensive Plan is a general guide for the physical development of the city. As a guide, it is used by the City Plan Commission and City Council in making decisions regarding annexations, rezonings, plats, the sizing and timing of various public improvements and in the review of private development proposals.

Previous reports have utilized the City's Comprehensive Plan which was adopted in 1982 to track development of the city. In 1992, the City initiated the process of updating the 1982 plan for the city. This effort was completed in the fall of 1993 with the adoption of several elements. These elements included: transportation, utilities, land use, parks and open space, and community image. The City initiated the process of updating this 1993 plan in the fall of 2003. Work is currently progressing on this update and it is anticipated that it will be completed in mid-2005. This report will continue to review development activity in relation to the 1993 plan until such time as the ongoing Comprehensive Plan update process is completed.

EAU CLAIRE YEAR 2010 STAGING PLAN

The first component of the Comprehensive Plan which will be specifically considered in this report will be the review of annexations, plat approvals and the extension of public utilities in relation to the Eau Claire Year 2010 Staging Plan.

The rationale for following the Staging Plan is outlined in the Comprehensive Plan but is summarized below:

- A. It encourages development to occur where public investments and public service capacity already exists so as to maximize their use and reduce public costs associated with development.
- B. The Staging Plan steers development to areas where public facilities can be most economically provided.
- C. It directs growth to areas that will not put undue strain on existing streets and utilities.

Sanitary sewer service is the key to the Staging Plan, and Map 2 illustrates the general sequence of major sewer extensions consistent with the regional *Urban Sewer Service Plan for 2010* (1990). The four levels of sewer service are:

Priority 1: Existing Sewered Areas. Areas that are currently served (as of 1993); no trunk line extension would be needed to expand service to these areas; they can be easily served by lateral lines.

Priority 2: Expansion of Existing Facilities. Areas as of 1993 that were served but were included in the City's Capital Improvements Program for minor extensions of trunk sewer and/or areas that can be easily served by lateral lines.

Priority 3: Trunk Line Facility Expansion. Areas that are not served (as of 1993) but were planned to receive trunk line service to accommodate development expected within a five to ten year period.

Priority 4: Long-Term Trunk Line Facility Expansion. Areas that may need trunk sewer service for anticipated urban development, but not programmed to be served in the near future.

Even though the City does not have full financial responsibility for infrastructure costs, it still has considerable risk and, therefore, must insist upon following the Staging Plan.

Private land developers in Eau Claire will either design, finance and install utilities and road themselves or else post a bond that the City can draw upon and let the City do the work. The City continues to have responsibility for arterial streets, trunk sewer and water lines, lift stations and water towers-- items that serve many plats or neighborhoods.

Thus, although the City does not bear full financial responsibility for urban infrastructure, it still has the risk involved in the arterial and trunk features as well as other shared facilities such as parks. Likewise, the School District bears the full cost of schools and school bus routes.

Policies contained in the Comprehensive Plan which pertain to the staging of sanitary sewer service include:

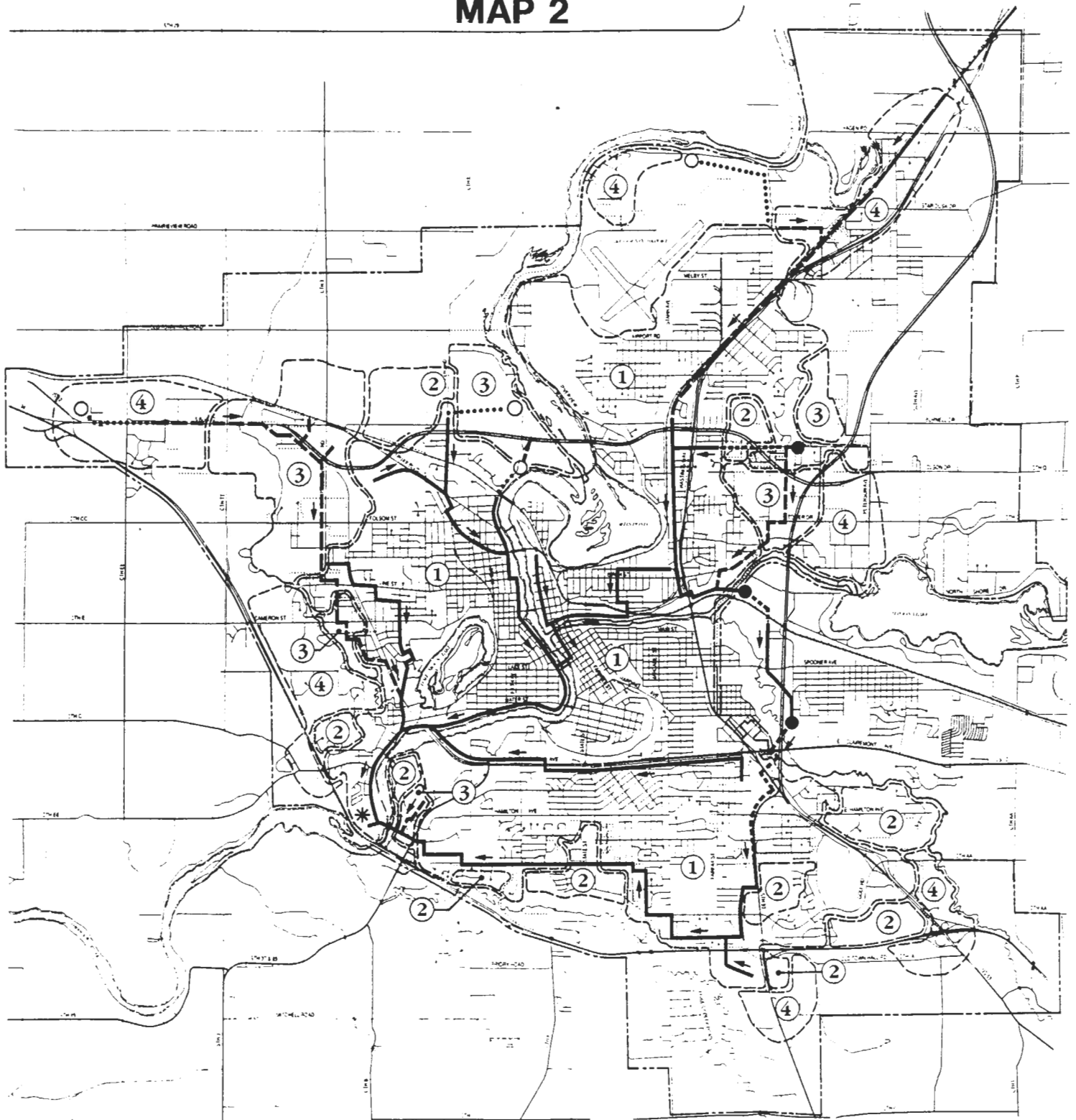
Policies:

1. **Staging Plan:** The City will extend sanitary sewer service according to the priorities presented by the *Sanitary Sewer Service Area Staging Plan*, Map 2.
2. **Utility Extension Priority:** The City will give priority to utility extensions that would further a contiguous and compact pattern of development over those that would cross land not immediately expected to develop.
3. **Environmentally Sensitive Areas:** The City will respect and protect environmentally sensitive areas as identified in the Urban Sewer Service Plan and elsewhere when reviewing plans for development.

During the 2003 calendar year, 8 annexations totaling approximately 178 acres were approved by the City of Eau Claire. A summary of these annexations can be found on page 1 of this report and their locations are illustrated on the development map found at the end of the report. Five of the annexations occurred in Priority #1, 2 or 3 areas which already have sewer service or where sewer service extensions were minimal.

Three annexations occurred in Priority #4 areas. Annexation #4 is located on the southeast side of the city along Prill Road where sanitary sewer trunk line service was extended to this area in recent years. Annexation #5 is also located on the City's southeast side and involves the annexation of the City's Southeast Community Park. Annexation #8 is located within the City's Sewer Service Area to the northwest and will become a part of Gateway Industrial Park. It was purchased in anticipation of future sewer service to this location.

MAP 2



- ① Existing Sewered Area
- ② Expansion of Existing Facility
- ③ Trunk Line Facility Expansion
- ④ Long Term Trunk Line Facility Expansion
- 2010 Urban Sewer Service Area

- Existing Trunk Lines
- - - Planned Trunk Lines
- Existing Lift Stations
- Planned Lift Stations
- * Water Treatment Plant

Sanitary Sewer Service Area Staging Plan

Eau Claire Comprehensive Plan
CITY OF EAU CLAIRE, WISCONSIN



BRW

There were 14 subdivisions approved in 2003, for a total of 368 residential lots and 3 commercial lots. A summary of these subdivisions can be found on Page 2 of this report and their locations are illustrated on the development map. Ten of these subdivisions were located in Priority #1 or 2 areas. The remaining four were located in Priority #3 areas where sanitary sewer had been recently extended in accordance with the Comprehensive Plan.

In conclusion, majority of sanitary sewer and water utility construction in 2003 occurred in conformance with the Staging Plan. Sanitary sewer and water main extensions did occur in several Priority #3 and #4 areas. It should be noted that since the staging plan was adopted in 1992, extension of utilities into the Priority #3 and #4 areas is now occurring with the completion of the majority of the trunk line extensions in the Priority #1 and #2 areas in previous years.

LAND USE PLAN MAP

This report also reviews development activity in relation to the Land Use Plan Map which is included in this report as Map 3. The purpose of the Land Use Plan and Map are to establish a general pattern for the continued physical development of the community. It addresses the locations of housing, businesses, industry and parks, and serves as a basis for the zoning ordinance and the zoning map which control the use of the land and design of specific sites. In order to determine conformance with the Land Use Plan, this report will review rezonings and major non-residential development projects which have a value of \$100,000 or more for conformance with the Land Use Plan. In addition, siting criteria for multiple-family developments which is contained in the plan will be used to evaluate the placement of multiple-family projects in the city.

The City approved 35 rezoning applications in 2003. Three of these were generally not in conformance with the Land Use Plan Map and with its supporting policies. The first was Rezoning #9 which involved the rezoning of land to R-3P where the Comprehensive Plan recommends low-density residential. However, the City Council had approved R-3P zoning to the north and east of this parcel several years prior to this request.

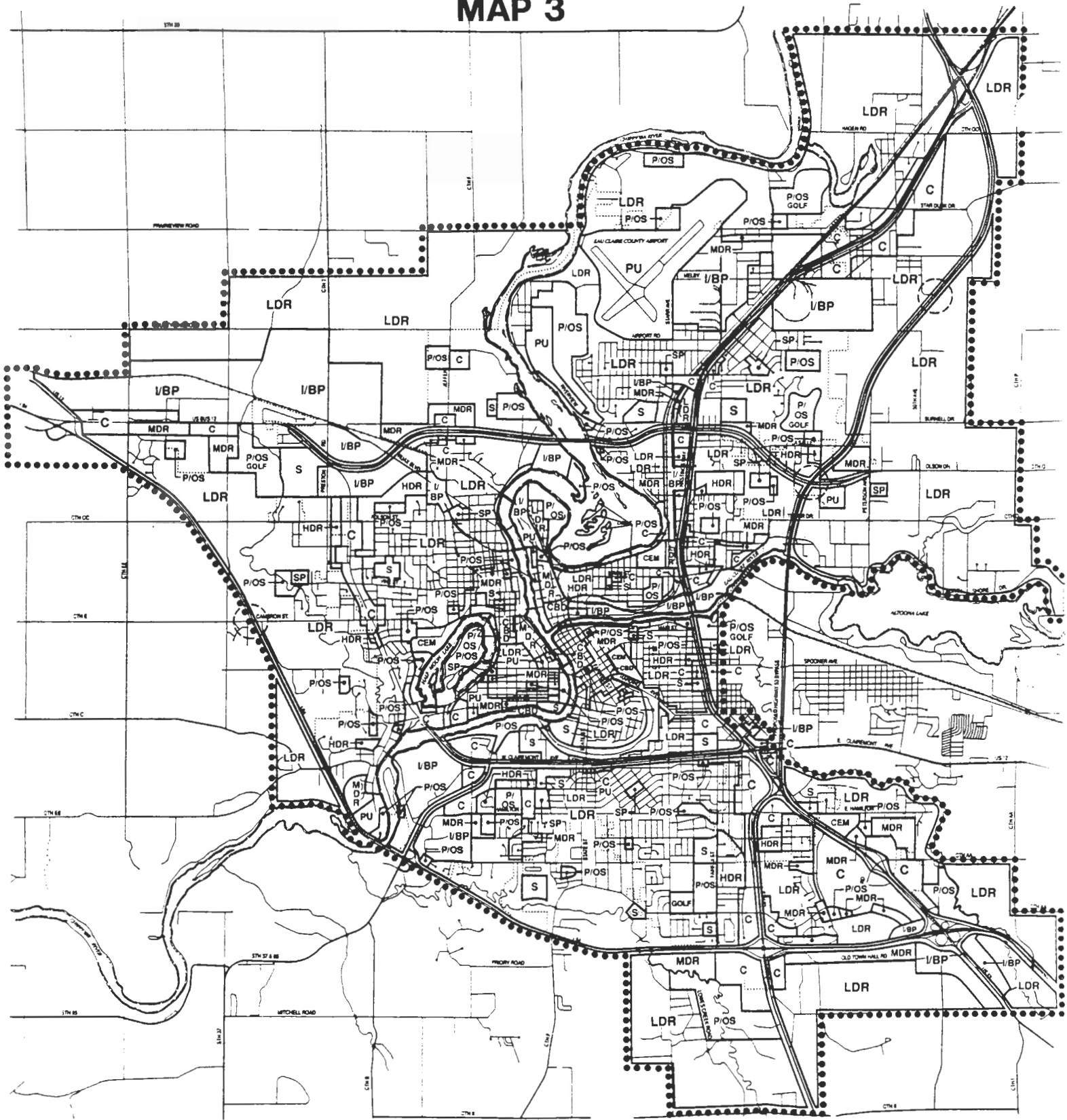
Rezoning #27 was also not in compliance with the Comprehensive Plan. This rezoning to C-3P encroached into the residential neighborhood to the east. Finally, Rezoning #29 was not in compliance. The Comprehensive Plan notes that this area is appropriate for neighborhood commercial development, not C-3P development.

In addition, 59 major (\$100,000 or more) non-residential developments were granted building permits in 2002. These projects are listed on Pages 5-8. All of this development activity was in conformance with the development pattern identified in the Land Use Plan Map.

Finally, the Land Use Plan states that the City will encourage higher-density residential development in those areas where the following criteria for the location of multi-family housing are or will be satisfied:

- . adequate utility and street capacity
- . ability of a given area or neighborhood to absorb additional density
- . adequate access

MAP 3



- LDR** Low-Density Residential
1 + 2 Family
- MDR** Mid-Density Residential
Older Small-Lot 1 + 2 Family
- HDR** High-Density Residential Apartment
- C** Commercial
- CBD** Central Business District
- I/BP** Industrial/Business Park
- P/OS** Park/Open Space
- PU** Public Facility
- S** School or University

- SP** School and Playground
- Interchange Study Area
- Year 2010 Urban Sewer Service Area Boundary

NOTE: Shorelines of lake, rivers and creeks are publically protected.

Land Use Plan

- . transit service
- . proximity to services and employment opportunities
- . proximity to schools and natural amenities
- . compatibility with adjacent development
- . suitability of site for construction

In 2003, building permits were issued for 5 projects having more than 4 units which totaled 40 units. The following chart below illustrates whether each project actually satisfied the locational criteria listed above:

Locational Criteria

	# OF UNITS	ADEQUATE UTILITY AND STREET CAPACITY	ABILITY OF AREA TO ABSORB ADDITIONAL DENSITY	ADEQUATE ACCESS	TRANSIT SERVICE	PROXIMITY TO SERVICES AND EMPLOYMENT OPPORTUNITIES	PROXIMITY TO SCHOOLS	PROXIMITY TO NEIGHBORHOOD PARK AREAS	COMPATABILITY WITH ADJACENT DEVELOPMENT	SUITABILITY OF SITE FOR CONSTRUCTION
5728 Gatehouse Ter.	6	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
5727 Gatehouse Ter.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
5707 Gatehouse Ter.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
5706 Gatehouse Ter.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
2305 Martin St.	10	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Total	40									

PART IV

**POPULATION AND
HOUSING UNIT ESTIMATES**

For general planning purposes, it is important to keep track of the annual growth or decline in city population and number of housing units. The number of persons and the number of housing units are related to various types of development activity, including annexations, subdivisions, new residential construction and residential demolitions. These development factors may be used to maintain a current estimate of population and housing units in the City of Eau Claire.

Housing Unit Estimates

The 2000 U.S. Census recently published data relating to households and vacancy status for the City of Eau Claire. The table below summarizes this information for each of the four sectors within the city.

<u>Sector</u>	<u># of Occupied Dwelling Units</u>	<u># of Vacant Dwelling Units</u>	<u>Total Dwellings</u>	<u>Percent Vacant</u>	<u>Ave. Hshld. Size</u>
North	4,516	71	4,587	2%	2.7
South	6,583	248	6,831	4%	2.3
East	6,320	311	6,631	5%	2.8
West	<u>6,597</u>	<u>249</u>	<u>6,846</u>	<u>4%</u>	<u>2.5</u>
Total	24,016	879	24,895	4%	2.6

Source: 2000 U.S. Census

The annual housing unit estimates represent the sum of (number of housing units at the beginning of the year + number of housing units added per year through new construction + number of housing units added per year through annexations) - (number of housing units lost per year through residential demolition and those moved out of the city). The annual housing estimates do not include the number of units added or lost each year through the conversion of existing structures.

<u>Sector</u>	<u>Housing Units on 4-1-00</u>	<u>2000 Net Change</u>	<u>2001 Net Change</u>	<u>2002 Net Change</u>	<u>2003 Net Change</u>	<u>Housing Units on 1-1-04</u>
North	4,587	70	87	36	40	4,820
South	6,831	208	155	353	147	7,694
East	6,631	-8	-2	-2	6	6,625
West	<u>6,846</u>	<u>189</u>	<u>245</u>	<u>211</u>	<u>148</u>	<u>7,639</u>
Total	24,895	459	485	598	341	26,778

Population Estimates

Population estimates for the City of Eau Claire are shown below. These estimates are derived by the Eau Claire Department of Community Development and are based upon 2000 census data, then adjusted on an annual basis by annexations and development activity which has occurred within the city. The population

estimates by sector is computed by multiplying the number of occupied housing units within each sector by the estimated mean household size for each sector.

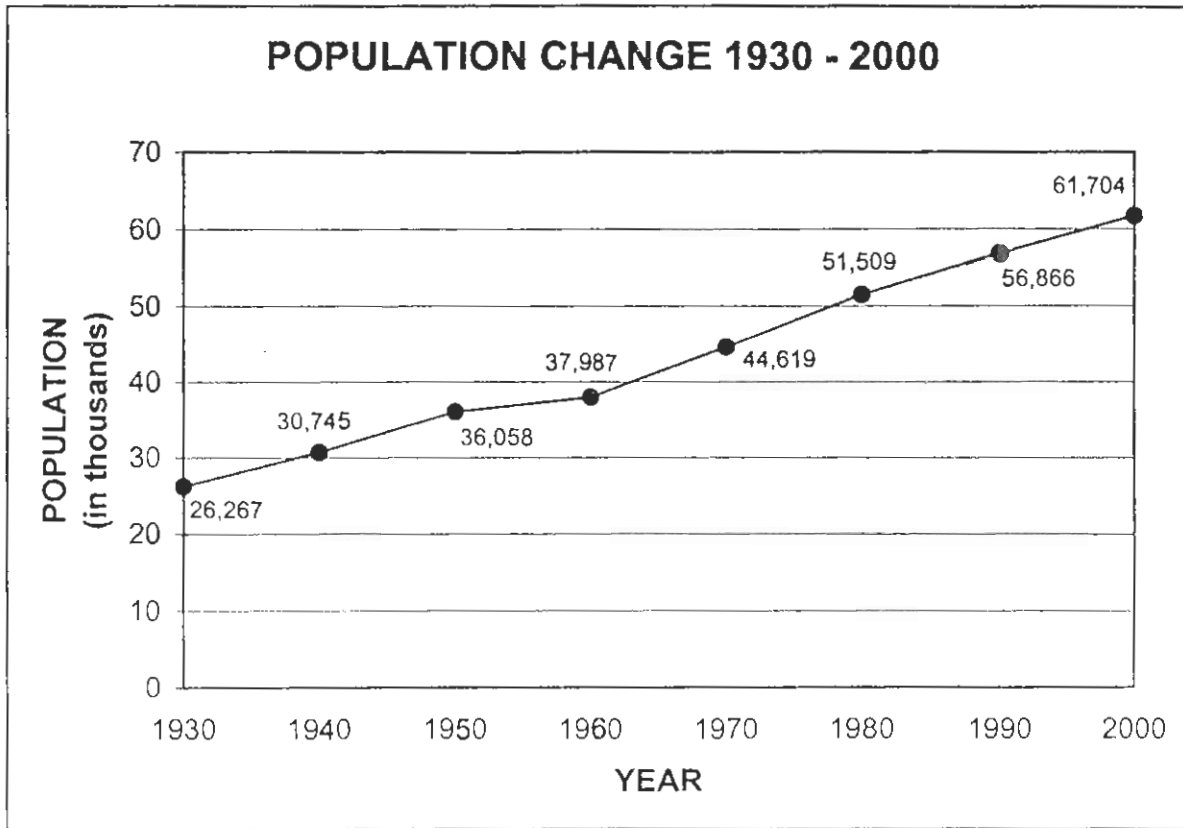
Population # of Persons						
<u>Sector</u>	<u>4-1-2000*</u>	<u>1-1-2001</u>	<u>1-1-2002</u>	<u>1-1-2003</u>	<u>1-1-2004</u>	<u>Gain (loss) from 4-1-2000</u>
North	12,160	12,298	12,464	12,514	12,569	409
South	15,338	15,740	16,040	16,172	16,536	1,198
East	17,808	17,792	17,788	17,784	17,791	(-17)
West	<u>16,398</u>	<u>16,762</u>	<u>17,244</u>	<u>17,438</u>	<u>17,679</u>	<u>1,281</u>
Total	61,704	62,592	63,536	63,908	64,575	2,871

*2000 U.S. Census

Based on city population estimates, the following graph illustrates how the City of Eau Claire's population has changed since 1930. As shown, the City's population has continued to grow throughout this period.

Between the years of 2000 and 2004, the City population has increased by an estimated 2,871 persons. This increase represents an average annual increase of approximately 717 persons or a growth rate of 1.16 percent per year. This compares to an annual growth rate of .85 percent that occurred during the 90s.

The Wisconsin Department of Administration also provides population estimates for the City. The State's method of calculating these estimates differs from that used by the City. The most current estimate available from the State is for January 1, 2003. As of this date, the State estimates Eau Claire's population at 63,882.



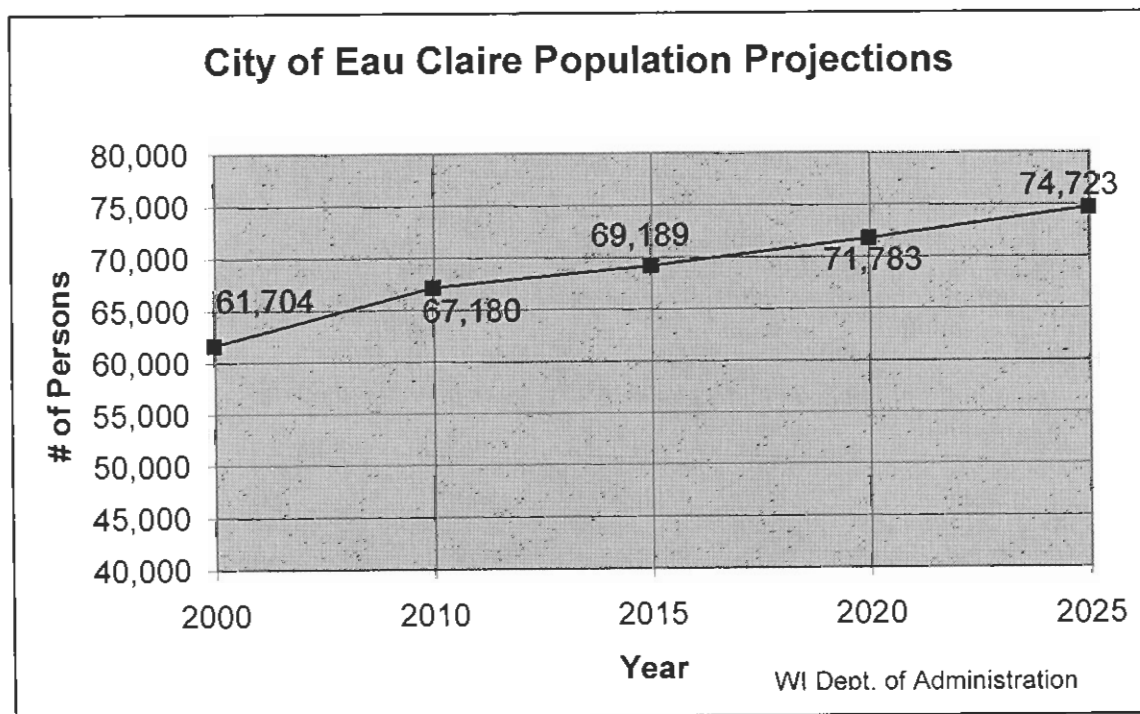
Population Projections

Population projections are a prerequisite to planning, as population growth or decline determines the level of demand for various land uses, facilities, and services. For this reason, population projections for the City of Eau Claire are an important component of development monitoring.

	<u>2000</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>
Population Projection	61,704	67,180	69,189	71,783	74,723

The population projections provided above were prepared by the Wisconsin Department of Administration, Demographic Services Center in January 2004. The projections estimate that the City's population will increase by 5,476 persons by the year 2010 and by 13,019 persons by 2025. The average annual increase during this decade is approximately .88 percent, which is very close to the population growth the City experienced during the 90s.

The following graph illustrates these population projections.

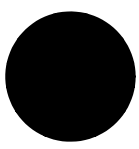


PART V

2003

DEVELOPMENT MAP

2003 DEVELOPMENT MAP



Single Family - Detached



Duplex

8

Multiple Family Structure



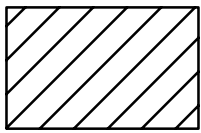
Commercial & Office*



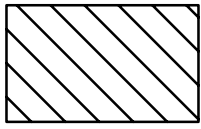
Industrial & Warehouse*



Public & Semi Public Projects*



Annexations



Subdivisions



Rezonings

* Valuation of \$10,000 or more

